

CATSPAW HOMEOWNERS BOARD MEETING

April 28, 2021

Meeting called to order by President Dasher.

In attendance: Lee, A. Aderhold, R. Aderhold, Farrow, Holmes, Dasher Absent: Harper

Treasurer's Report given by Anne Aderhold

Checking account balance \$9,003.57

Savings account balance \$43,045.56

All 2021 assessments have been paid except for two: James Farrish (Lot 63), Aline Williams (Lots 60,61).

It was noted that these assessments have usually been late and are now 3 years in arrears.

Mr. Farrish's balance is \$1,226.40. Ms. William's balance is \$2,434.84.

Both owners have been contacted. Mr. Farris has reported that he will pay. The Williams balance is tied up in an estate. Randy Aderhold made a motion to place liens on both Lot 63 and Lots 60,61 with the Treasurer being authorized to file the liens after May 6, 2021. Billy Dasher seconded the motion. The motion was unanimously approved by the entire group of board members.

There are no outstanding bills to pay.

Road Report

There is a comprehensive road report on the website. \$1,300 was paid to Stan Nicholas for cooperative work on Walnut Gap Road. There was discussion about the use of fabric underlying some repairs. The Catspaw group was not in favor of using fabric but agreed to share the cost and monitor whether it might be worth using in the future.

Lot 46 – Larry Moss does not want to pay his fees because he says he has not been provided an equivalent road. This lot was used as a rock quarry business in violation of Catspaw covenants. Mr. Moss has indicated a desire to sell the lot but needs a better road to be able to show it. He has indicated that if no roadway is established that he is willing to file suit against the HOA. Aderhold asked for the Board's guidance, and the Board unanimously agreed for Mr. Aderhold to ask Scott Farmer to look at the road and determine what it would need to bring it up to conditions of other roads in the community.

It was also reported that Art Husband had purchased the lot belonging to Pete Roth and that he had been doing some work to improve the road. It was reported that there had been minimal work done on this road in the last three years.

There was stated a need to replace a culvert on Chips Lane that has rusted out and has water running under the culvert with subsequent erosion.

Some work has already begun on lower Walnut Gap Road.

By Laws and Covenants

There is a need to resurrect the work on the covenants which was started several years ago. Glenn Farrow agreed to research the covenants issue. Our present covenants are reported to expire in 2023, and the Board felt that getting new covenants in place was important for the integrity of the community.

There was a discussion surrounding revising the By Laws to make it less cumbersome for those involved to govern the HOA. President Dasher appointed Glenn Farrow, Randy Aderhold, and Frank Lee to study this endeavor to look for practical ways to make governance easier since road maintenance is almost the only work that requires ongoing monitoring.

It was also reported that Heather Harper is selling her house on Clayson Drive. Once there is a closing, Heather will no longer be a voting member and will need to give up her office as Secretary. Frank Lee agreed to take and record minutes in her place until a new Secretary can be elected.

It was also noted that the 2021 Annual Meeting will take place on October 16, 2021.

There being no further business, the meeting was adjourned at 8:20 PM with intentions of having another Board meeting in the near future.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Frank Lee".

Frank Lee for Heather Harper, Secretary

May 3, 2021 Addendum: Since minutes were filed, Mr. Moss has paid his assessment and is up to date.